



Farmington City Planning Commission

June 20, 2019



F A R M I N G T O N C I T Y

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
ALEX LEEMAN
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

AGENDA **PLANNING COMMISSION MEETING** **June 20th, 2019**

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah

Study Session: 6:30 p.m. – Conference Room 3 (2nd Floor)

Regular Session: 7:00 p.m. – City Council Chambers (2nd Floor)

(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)

- 7:00 1. Minutes
 2. City Council Report

SUBDIVISION

- 7:05 3. Ken Stuart/Stay Farmington – Applicant is requesting a final plat approval for the Haight Creek Subdivision consisting of 70 townhomes on 9.21 acres located north of Haight Creek, west of I-15, and east of the Denver and Rio Grande Western Rail Trail at approximately 1525 Burke Lane in the OMU (Office Mixed Use) zone. (S-18-18)

REZONE

- 7:15 4. Kamico LLC/John Saltzgeber (Public Hearing) – Applicant is requesting to rezone .21 acres of property from a R (Residential) to a R-2 (Multiple Family Residential) zone, located at 161 E 1470 S in order to construct a duplex on the property. (Z-3-19)

CONDITONAL USE

- 7:25 5. Val Halford /The Sons of Union Veterans of the Civil War (Public Hearing) – Applicant is requesting a conditional use permit approval for a statue to be placed at the Farmington Historical Museum at 110 N Main Street in the (OTR) Original Townsite Residential Zone. (C-8-19)

OTHER

- 7:35 6. Miscellaneous, correspondence, etc
 a. Other
.
7. Motion to Adjourn

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The

Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Posted
June 7, 2019

Meagan Booth
City Planner

Farmington City Planning Commission Meeting
June 6, 2019

WORK SESSION

No work session was held in preparation for the Planning Commission meeting.

REGULAR SESSION

PRESENT: Planning Commissioners Connie Deianni, Greg Wall, Roger Child, Rulon Homer, Shawn Beus, Mike Plaizier; Associate Planner Meagan Booth

EXCUSED: Planning Commissioners Amy Shumway, Russ Workman; Community Development Director Davds Petersen

Call to Order:

Planning Commission Chair Connie Deianni called the meeting to order at 7:00 PM.

Approval of Minutes:

Roger Child motioned to approve the minutes from the May 21, 2019 planning commission meeting. **Shawn Beus** seconded the motion, which passed by unanimous vote.

Subdivision:

3. Alan Cottle / Cottle Capital Group, LLC (Public Hearing) – Applicant is requesting approval for a metes and bounds subdivision consisting of 2 lots (lot split) on approximately 1.11 acres located at 1034 West 500 South in an AE (Agricultural Estates) zone. (S-8-19)

Associate Planner Meagan Booth introduced the item. On Tuesday, June 4th, the Farmington City Council approved a TDR (Transfer of Development Rights) on the property in the form of a trail which connects the Farmington Creek Trail to the Creekside Manor Subdivision. Providing the TDR to the City allowed the landowner to subdivide the 1.11 acre parcel into two parcels, each smaller than the standard lot size allowed in the zone. This was approved per the alternative lot size section of chapter 10 in the Farmington City Zoning Ordinance).

Connie Deianni clarified that the TDR in question is in the form of an easement, which has been handed to the City by the property owner. **Meagan Booth** said yes, the TDR is the new trail easement.

Public Hearing:

Connie Deianni opened the public hearing at 7:05 PM.

Scott Isaacson 441 South 1100 West, Farmington, UT stated that his daughter owns the property adjacent to the Cottle property. His daughter was concerned that the applicant was able to create smaller lots than are allowed in the zone. She bought the property for the large lots and agricultural feel in the neighborhood. He expressed that, knowing the TDR process, he feels more comfortable with the issue although his family would prefer not having a public trail next to their yard.

Connie Deianni closed the public hearing at 7:08 PM.

Greg Wall asked if the trail would be along the east side of the creek and if the funding for the required bridge over the creek has been secured. He also asked if trees along the creek will be removed to make way for the trail. **Meagan Booth** stated that she could not answer those questions at this time. **Greg Wall** asked how wide the trail easement is.

Shawn Beus commented that this is easement a good resolution to continue the trail system, encouraging citizens to be more active. He hopes that residents will use and enjoy the trails.

Greg Wall wished to clarify that the TDR was not a cash transaction, but a special transaction only in the form of an easement. Granting the trail easement to the City was exchanged for obtaining a two lots on 1.11 acres of property where 1 acre is the standard minimum lot size.

Roger Child asked why a metes and bounds subdivision is being done as opposed to a 2 lot subdivision. **Meagan Booth** said that it is a property owner's right to opt to do a metes and bounds subdivision in such cases rather than a subdivision plat.

Motion:

Shawn Beus motioned that the Planning Commission approve the proposed subdivision by metes and bounds subject to all applicable city ordinances and development standards as well as the following conditions 1-2 as well as findings 1-3. **Greg Wall** seconded the motion, which was unanimously approved.

Conditions:

1. The applicant shall deed a trail easement, acceptable to the City, adjacent to Farmington Creek the entire South to North distance of the property.
2. The owner must meet the requirements set forth in 12.4.060 of the Subdivision Ordinance.

Findings for Approval:

1. The City Council, by agreement, previously approved a TDR transaction at this site.
2. The subdivision will extend the Farmington Creek Trail as part of a larger continuous and integrated open space system which creates recreational opportunities and pedestrian access.
3. The minimum area and dimensions of both parcels conform to the requirements of the zoning ordinance for the district in which the subdivision is located.

Conditional Use:

4. Stephen Flanders (Public Hearing) – Applicant is requesting Conditional Use Approval for a round accessory building as part of S & S Shortline Train Park at 575 North 1525 West in an A (Agricultural) zone. (C-7-19)

Meagan Planner stated that the railroad use of this property was approved by Conditional Use through Davis County before the property was annexed into Farmington. As the parcel is now within Farmington City, conditional uses must be approved through the city. The proposed accessory building meets setback, building height, and lot coverage standards for the zone.

Stephen Flanders 575 North 1525 West, Farmington UT said the intention for the accessory building is to be part of the existing train park on the lot. He requires additional structures to house his trains and desires an authentic style railroad round house with 26 stalls to hold his train cars. He said the outer walls will be 4 feet high and the exterior will be faux red brick.

Greg Wall asked if the building will actually turn like an old fashioned round house. **Stephen Flanders** said that there will be a manually operated turntable that will allow the floor to rotate.

The commissioners asked if the train park is open to the public. **Stephen Flanders** said that the park is open to the public one Saturday a month as well as for special occasions and he enjoys sharing his hobby with people.

Public Hearing:

Connie Deianni opened the public hearing at 7:22 PM.

Laura McKeown 1656 Alpenglow Circle, Farmington, UT asked to see an aerial view of where on the property the round house will be located. The commission provided the information. Laura thanked the commission and expressed that she appreciates the care that Stephen Flanders puts into his property.

Connie Deianni closed the public hearing at 7:24 PM.

Connie Deianni stated that she has no reservations about approving this conditional use, as the train park is a good hobby to share with the citizens of Farmington. The commissioners all stated that they appreciate his efforts to include the community in his train hobby.

Motion:

Roger Child moved that the planning commission approve the Conditional Use subject to all applicable Farmington City ordinances and development standards with conditions 1-2 along with findings 1-7.

Mike Plaizier seconded the motion, which was unanimously approved.

Conditions:

1. The applicant must obtain all other applicable permits for the operation of the conditional use included but not limited to a business license from Farmington City, all health department regulations, and all applicable building codes;
2. Operating hours from 7:00 am– 10:00 pm which is consistent with the original conditional use permit.

Findings for Approval:

1. The original conditional use permit was approved by Davis County on June 6, 2002.
2. The home and existing use was approved and annexed into Farmington City.
3. The proposed use of the particular location is established and desirable and provides a service which contributes to the general well-being of the community.
4. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use, including lot coverage requirements and height requirements.
5. The applicant must apply for a building permit with the City and met all building code requirements.

6. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
7. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working on the vicinity.

Adjournment:

At 7:29 PM, **Shawn Beus** motioned to adjourn the meeting. ? seconded the motion and the meeting was so adjourned.

Connie Deianni
Planning Commission Chair

WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be discussions regarding the liquor store and an update from CenterCal. The public is welcome to attend.

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, June 18, 2019, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

PRESENTATIONS:

7:05 Recognition and Appreciation to CenterCal

Minute motion adjourning to the Redevelopment Agency meeting.
(See RDA Agenda)

Minute motion to reconvene the City Council Meeting.

PUBLIC HEARINGS:

7:35 Resolution to Increase Sewer and Water Rates

7:40 Resolution Amending the Annual Budget for Fiscal Year ending June 30, 2019;
and Adopting the Annual Budget for Fiscal Year ending June 30, 2020

8:00 Vacation of 1100 West Right-of-Way

NEW BUSINESS:

8:10 Environmental and Engineering Consultant Service for the Connector Road Project
– Horrocks Engineers

8:15 Increase to Farmington Gymnasium Fees

8:25 Spillman Software Lease for Police Department

OLD BUSINESS:

8:35 Rezone and Schematic Plan for Flatrock Ranch (600 S 1525 W)

SUMMARY ACTION:

*(Items listed are considered routine in nature and will be voted on in mass unless **pulled** for separate discussion)*

8:50 Minute Motion Approving Summary Action List

1. Davis County Dispatch Agreement

8:55 Introduction of Finance Director Candidate

CLOSED SESSION

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

9:10 Resolution Appointing New Finance Director

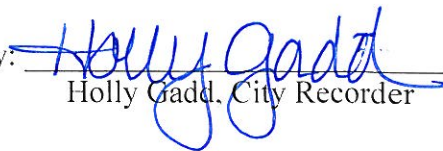
GOVERNING BODY REPORTS:

9:15 City Manager Report

9:20 Mayor Talbot & City Council Reports

DATED this 13th day of June, 2019.

FARMINGTON CITY CORPORATION

By:  _____
Holly Gadd, City Recorder

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.

Posted 06/13/2019



Planning Commission Staff Report June 20, 2019

Item 3: Final Plat for the Haight Creek Subdivision

Public Hearing:	No
Application No.:	S-18-18
Property Address:	Between Haight's Creek, Shepard Lane, the D&RG Trail and 1-15
General Plan Designation:	CA/BP (Class A Business Park) and PPR (Public/Private Open Space)
Zoning Designation:	OMU (Office Mixed Use) zone.
Area:	9 acres approx.
Number of Lots:	51 (Phase 1) 19 (Phase 2) Total Lots: 70
Property Owner:	Stay Farmington LLC
Applicant:	Ken Stuart

Request: *Applicant is requesting final plat approval.*

Background Information

On September 18, 2018, the City Council approved the schematic subdivision plan, and development agreement and project master plan for the Haight Creek Subdivision. The Planning Commission approved the preliminary plat for the project on January 24, 2019. The next step in the process is Final Plat approval for this subdivision.

Suggested Motion:

Move that the Planning Commission approve the Final Plat for the Haight Creek Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The follow outstanding DRC Comments must be addressed by the applicant prior to recording:
 - a. Haight's Creek is under Davis County jurisdiction, the applicant must obtain a flood control permit from the county and meet all their conditions thereto.
 - b. Any improvements being installed outside of Farmington City limits will need to be approved by Kaysville City and a letter from Kaysville given to Farmington approving them.
 - c. Address all outstanding surveyor comments.
 - d. Recommendations must be obtained from all entities including outcome of Benchland Water Districts Board Meeting and required improvements.
 - e. Phase 2 will require a separate application, acknowledgement letters and review.
 - f. The applicant shall label the trail easement as public throughout the project and continue the trail easement on Phase 2.

- g. This project is part of a Project Master Plan not a PUD. PUD should be removed from all documents.

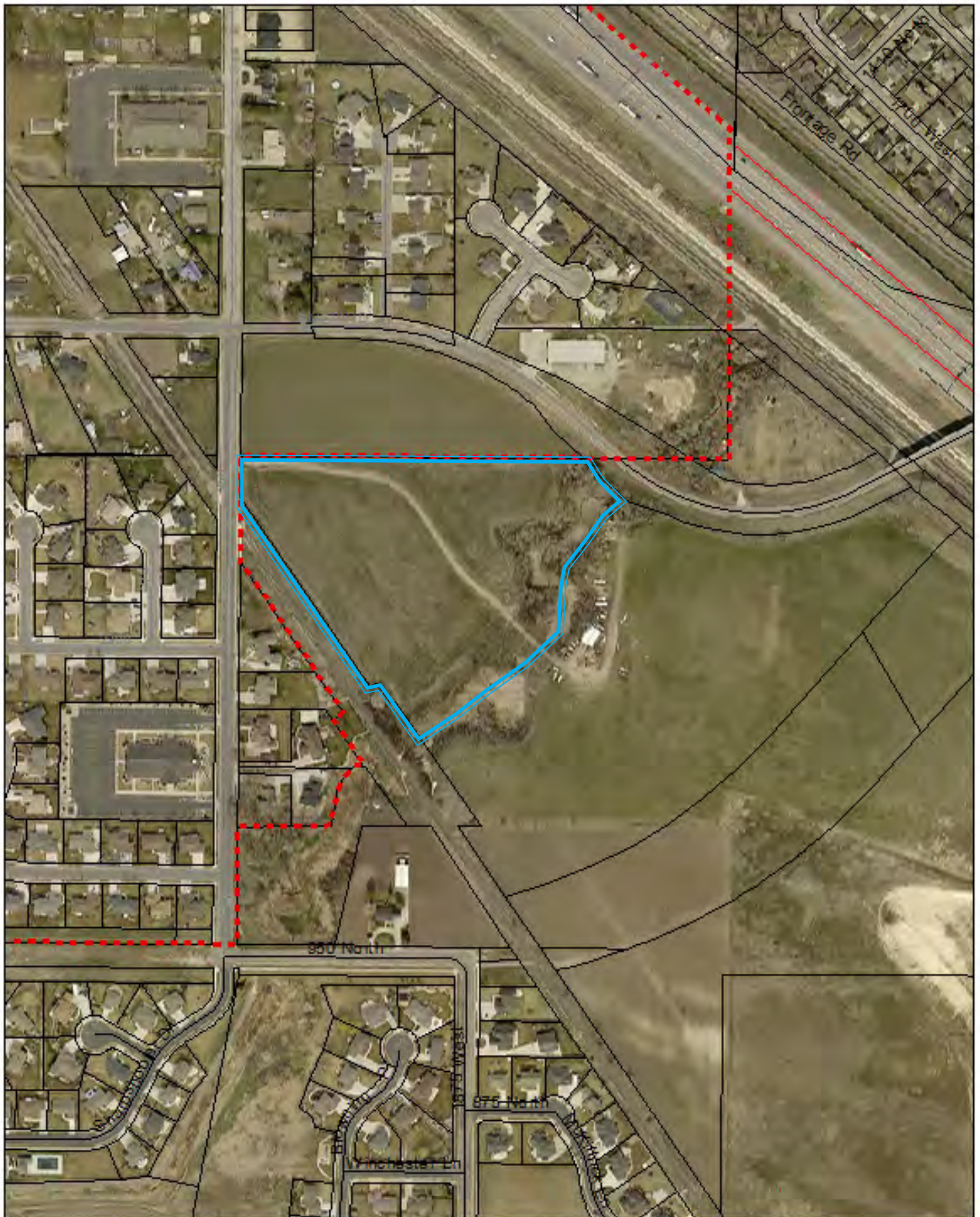
Findings:

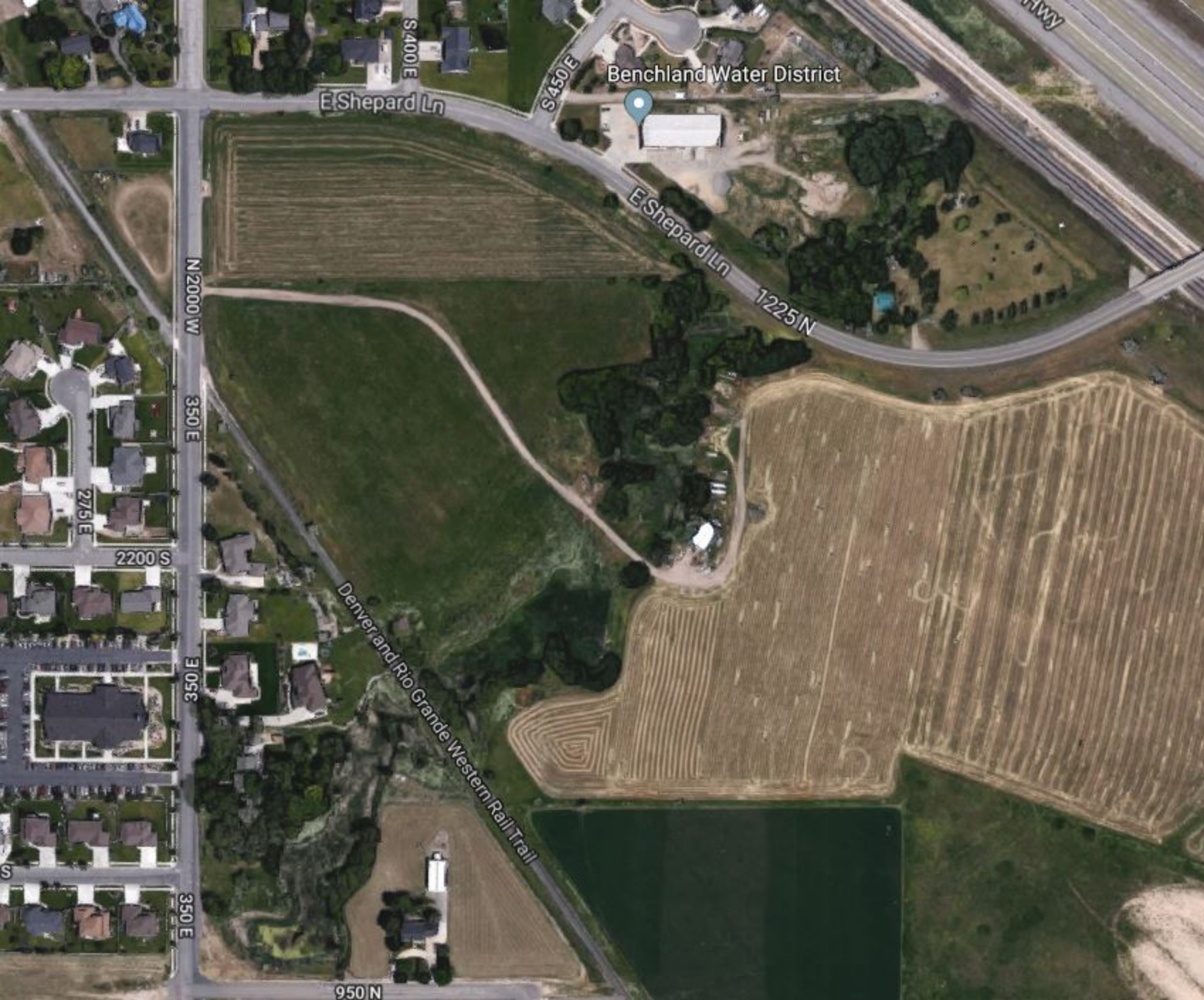
1. The Preliminary Plat is consistent with the Schematic Plan and Project Master Plan and related findings.
2. The applicant must meet all requirements of the Development Agreement.
3. The proposed plans are consistent with the General Plan.
4. Phase 2 will occur once the 20-foot Right of Way Easement of Mountain Fuel Supply Company is abandoned. Phasing adjusted to accommodate construction of buildings outside of the easement.

Supplemental Information

1. Vicinity Map
2. Final Plat

Farmington City





Haight Creek PUD Subdivision - Phase 1

A Planned Unit Development

A part of the Northwest Quarter of Section 14, and the Northeast Quarter of Section 15, T3N, R1W, SLB&M
Farmington City, Davis County, Utah
May 2019

NOTE
See Sheet 2 for Property, Parcel
and Centerline Information.



VICINITY MAP
Not to Scale

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6342920 in accordance with Title 58, Chapter 22, of the Utah Professional Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have true and correct measurements shown hereon and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office.

Signed this _____ day of _____, 2019.

6242920
License No.

Andy Hubbard

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots, parcels and streets as shown on this plat, and name said tract Haight Creek PUD Subdivision - Phase 1 and hereby dedicate, grant and convey to Farmington City, Davis County, Utah, all those parts or portions of said tract of land designated as Public Streets, the same to be used as public thoroughfares forever, and also dedicate, grant and convey to Farmington City, Davis County, Utah, all those parts or portions of said tract of land designated as Public Parks and Open Space, the same to be used as public parks and open space forever, and also dedicate to Farmington City those parts or portions of said tract of land designated as public access and utility easements. Parcels and/or Private Streets, for public utility, drainage, sanitary sewer, ingress and egress purposes as shown hereon, to be used for the installation, maintenance, and operation of public utility service lines, sanitary sewer lines and drainage facilities, the same to be used as public easements forever, and also dedicate, grant and convey to Farmington City, Davis County, Utah, all those parts or portions of said tract of land designated as Public Access and Utility Easements, the same to be used as public access and utility easements forever, and also dedicate, grant and convey to Farmington City, Davis County, Utah, all those parts or portions of said tract of land designated as Private Streets, the same to be used as private streets forever. We also dedicate, grant and convey to the Haight Creek PUD Subdivision Owners Association, all those parts or portions of said tract of land designated as Parcel A, and Parcel D through J, the same to be used as area in common for the continued use and enjoyment of the owners of the lots within this development.

Signed this _____ day of _____, 2019.

- Stay Farmington, LLC -

ACKNOWLEDGMENT

County of _____ } ss
The foregoing instrument was acknowledged before me this _____ day of _____, 2019 by _____
Reading At: _____ A Notary Public commissioned in Utah
State of Utah
Commission Number _____
Commission Expires: _____
Print Name _____

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 14, and the Northwest Quarter of Section 15, Township 3 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Farmington City, Davis County, Utah;

Beginning at a point that is 757.69 feet South 0°03'36" East along the Section line from the Northwest corner of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°46'49" East 814.30 feet; thence South 50°55'20" East 61.83 feet; thence South 47°12'05" East 85.84 feet to the centerline of Haight Creek; thence along the centerline of said Haight Creek the following twenty (20) courses: (1) South 67°29'15" West 17.46 feet, (2) North 88°28'30" South 33.86 feet, (3) South 68°24'01" West 11.62 feet, (4) North 69°12'18" West 24.15 feet, (5) South 48°22'15" West 33.00 feet, (6) South 05°04'29" East 19.33 feet, (7) South 14°12'08" West 27.78 feet, (8) South 72°31'42" West 21.42 feet, (9) South 10°12'39" West 26.24 feet, (10) South 52°47'16" West 85.89 feet, (11) South 14°52'38" West 48.64 feet, (12) South 68°24'01" East 34.24 feet, (13) South 06°38'53" East 15.75 feet, (14) South 62°59'38" East 18.56 feet, (15) South 35°59'26" East 50.64 feet, (16) South 07°25'01" West 19.77 feet, (17) South 48°15'23" West 161.59 feet, (18) South 00°19'02" West 46.41 feet, (19) South 48°15'23" West 161.59 feet and (20) South 74°25'08" West 82.41 feet; thence North 34°42'24" West 151.32 feet; thence North 89°46'49" West 16.40 feet; thence North 37°57'24" West 95.55 feet; thence South 55°13'36" East 27.50 feet; thence North 89°46'49" West 70.00 feet to the East Right of way line of 350 West Street thence North 0°13'11" East 62.00 feet along said East Right of way line; thence South 89°46'49" East 105.44 feet to the point of beginning. Contains 9.3085 acres more or less.

NARRATIVE

This Plat was requested by Mr. Ken Stuart of Stay Farmington, LLC for the purpose of Subdividing this parcel.

A line between monuments found in the Northwest and the West Quarter Corner of Section 14 with a bearing of S 0°03'36" E was used as the Basis of Bearings for this Plat.

Property corners were not set at this time.

Sheet 1 of 2

DAVIS COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD AND
RECORDED IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED FOR

DAVIS COUNTY RECORDER

BY: _____ DEPUTY

Haight Creek PUD Subdivision - Phase 1

A Planned Unit Development

A part of the Northwest Quarter of Section 14, and the
Northeast Quarter of Section 15, T3N, R1W, SLB&M
Farmington City, Davis County, Utah
May 2019

NOTES

1. 10' wide Public Utility Easement as indicated by dashed lines, such as otherwise shown.
2. A copy of the Geotechnical report prepared for this development has been provided to City Staff.
3. Numbered parcels will be privately owned/maintained.
4. Open space area A is to be owned/maintained by Farmington City for Trail Access.
5. Open space area B is to be dedicated to Farmington City for Trail Access.
6. Open space areas C-I to be owned/maintained by HOA for open space preservation & HOA use.
7. Storm drain lines are privately owned unless otherwise specified.
8. Detention ponds will be privately owned/maintained.
9. Private Streets are public utility, and sanitary sewer easements (Central Davis Sewer District).

FARMINGTON CITY COUNCIL APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Farmington City, Utah this _____ day of _____, 2019.

Attest _____
Title _____
Mayor _____

WEBER BASIN WATER CONSERVANCY DISTRICT

Approved by the Weber Basin Water Conservancy District on this _____ day of _____, 2019.

Signature _____
Title _____

FARMINGTON CITY ATTORNEY'S APPROVAL

Approved by the Farmington City Attorney on this _____ day of _____, 2019.

Signature _____
Title _____

CENTRAL DAVIS SEWER DISTRICT APPROVAL

Approved by the Central Davis Sewer District on this _____ day of _____, 2019.

Signature _____
Title _____

FARMINGTON CITY ENGINEER'S APPROVAL

Approved by the Farmington City Engineer on this _____ day of _____, 2019.

Signature _____
Title _____

FARMINGTON CITY PLANNING COMMISSION APPROVAL

Reviewed by the Farmington City Planning Commission on the _____ day of _____, 2019.

Chairperson _____
Signature _____



FLOOD PLAIN

This property lies largely within flood zone "X" (unshaded) as shown on the FEMA Flood Insurance Rate Map for Davis County, Utah Map Number 4501100381E dated June 18, 2007. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain" (no shading). A smaller portion along Haight Creek lies within flood zone "AE" which is defined as areas with base flood elevations determined, and smaller portions lie within flood zone "X" (shaded) which is defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

Legend

- Monument to be set
- (Rad) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PURD Public Utility & Drainage Easement
- (C/S) Davis County Survey
- Fence
- Flood Plain Line
- Set Hub & Tick
- Set 6" Spike In Curb
- Extension of Property
- Flood Way Zone "AE"
- Flood Plain Zone "AE"
- Set 5/8" x 24" Long Rebar & Cap w/ Lotte



Planning Commission Staff Report June 20, 2019

Item 4: Zoning Map Amendment

Public Hearing:	Yes
Application No.:	Z-3-19
Property Address:	161 E 1470 S (Kambouris Lane)
General Plan Designation:	LDR – Low Density Residential
Zoning Designation:	LR (Large Residential)
Area:	.21
Number of Lots:	1
Parcel #:	071100055
Property Owner:	1454 S A SERIES OF KAMICO LLC

Request: *Applicant is requesting a recommendation to rezone .21 acres of property from LR (Large Residential) to R-2: Multiple Family Residential.*

Background Information:

The property owner, K.H Kambouris is requesting a recommendation to rezone .21 acres of property from LR (Large Residential) to R-2: Multiple Family Residential and at 161 E 1470 S (Kambouris Lane) in order to construct a duplex, or two family dwelling, on the property. The use is consistent with the surrounding properties as there are several attached dwelling units in existence on the street and have been grandfathered therein. However, in order to construct a duplex, the applicant is requesting to rezone the property to be consistent with the land use of the zone.

Suggested Motion:

Move that the Planning Commission recommend that the City Council approve the zoning map amendment) of .21 acres of property located at 161 E 1470 S (Kambouris Lane) from LR (Large Residential) to R-2: Multiple Family Residential.

Findings for Approval

1. The proposed rezone is consistent with the General Plan because a two family dwelling is considered a low density residential use.
2. The proposed rezone is consistent, and will enable a compatible use with the surrounding properties and adjacent neighborhoods.
3. The subject property constitutes Lot 2 of the Aegean Village Subdivision Plat "A" recorded July 21, 1977. A non-conforming semi-dilapidated garage/storage building exists on the site. The

applicants proposed duplex will replace this non-conforming use and will help clean up the site if the property is zoned R-2.

Supplemental Information

1. Vicinity/Zoning Map
2. Property Ownership on Subdivision Plat
3. Subdivision Plat
4. Possible Building Elevations/Floor Plan



1382 S
1384 S

1387 S

1372 S

1384 S

1396 S

1392 S
1394 S

1391 S
1393 S

1408 S
1410 S

1407 S
1409 S

8 W

1 W

11 E

1402 S

1420 S
1424 S

1419 S
1423 S

9 W

3 W

10 E

1432 S

1434 S
1438 S

1435 S
1437 S

1447 S
1451 S

26 W 22 W 14 W 10 W

1 E

11 E

1450 S
1454 S

62 W

83 W

73 W

1478 S
1482 S

1477 S
1481 S

25 W 21 W

9 W

2 E 6 E

14 E

1480 S
1484 S

35 East

1420 South

1420 South

Kambouris Lane (1470 South)

1361 S

1373 S

1372 S

R-4

1386 S

1397 S

1385 S

1403 S

65 E

77 E

91 E

105 E

119 E

133 E

157 E

165 E

1433 S

62 E

74 E

86 E

98 E

110 E

122 E

134 E

148 E

166 E

158 E

1449 S
1453 S

59 E

71 E

75 E

83 E

97 E

111 E

123 E

125 E

137 E

147 E

1454 S

1479 S
1483 S

58 E

74 E

84 E

94 E

96 E

110 E

122 E

134 E

146 E

158 E

1472 S

1495 S

61 E

73 E

89 E

93 E

117 E

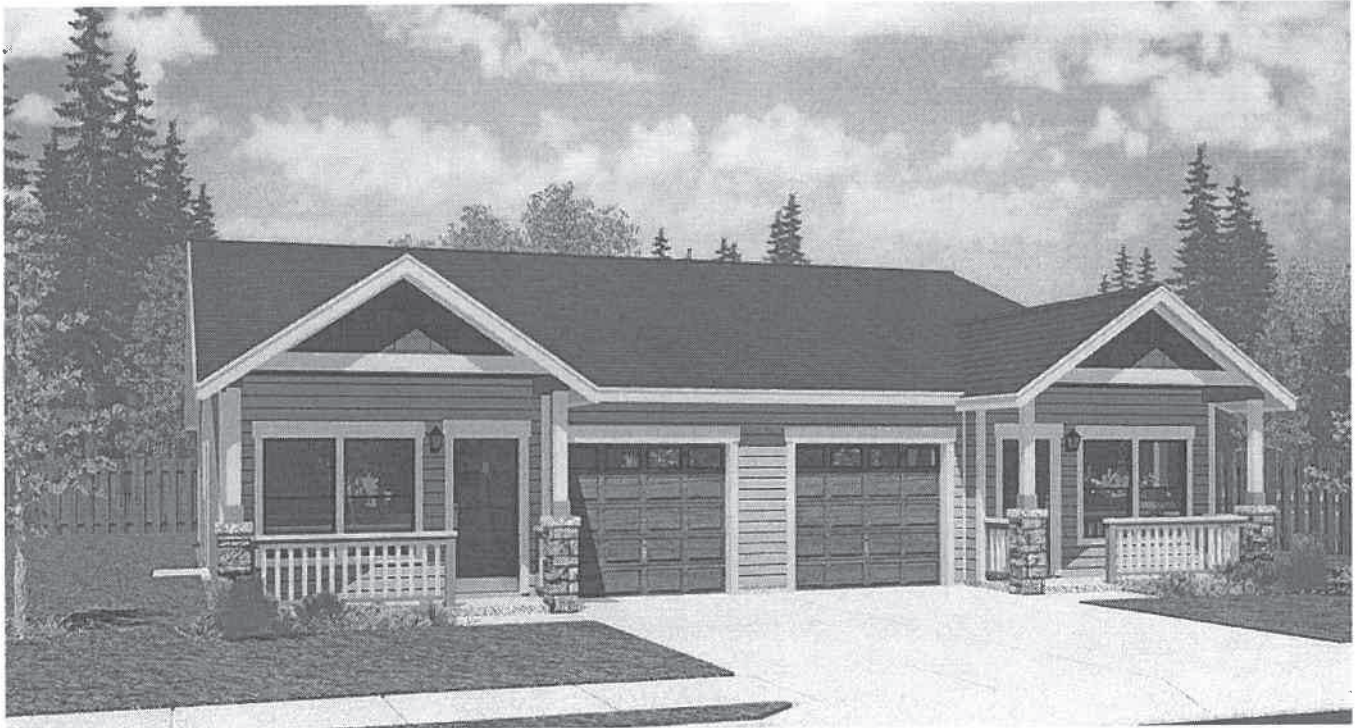
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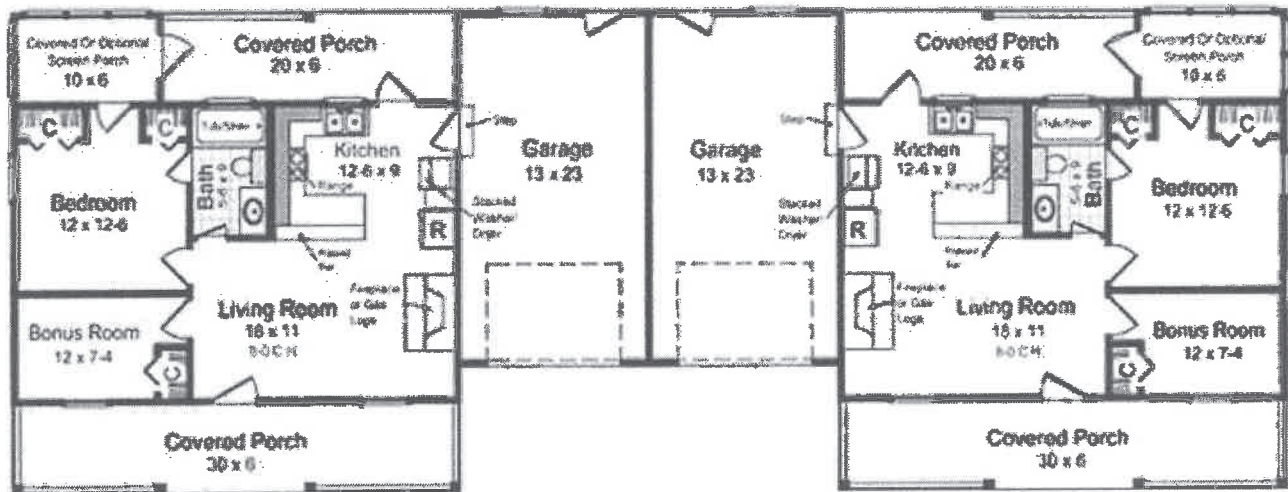
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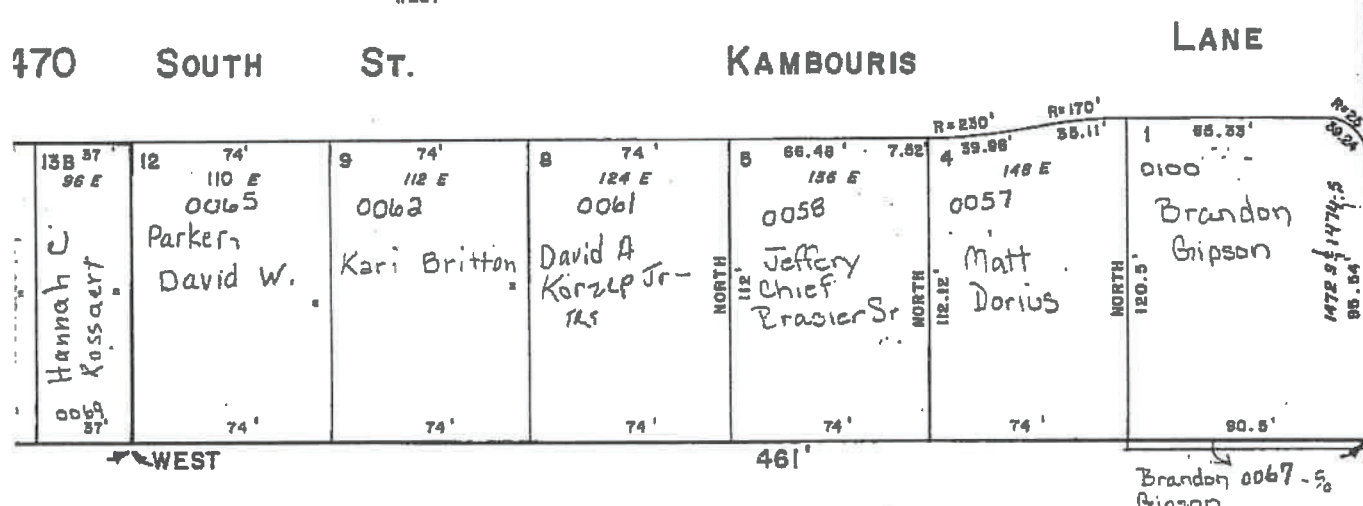
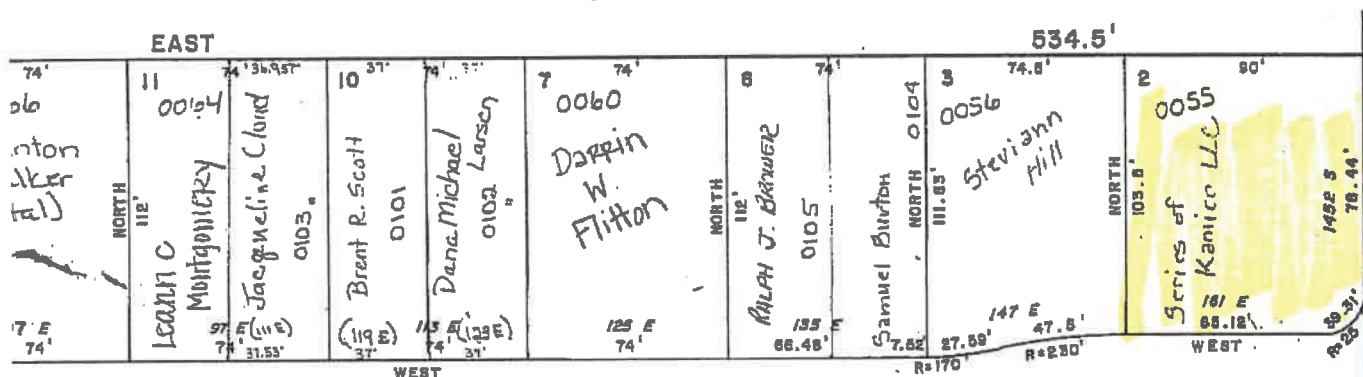
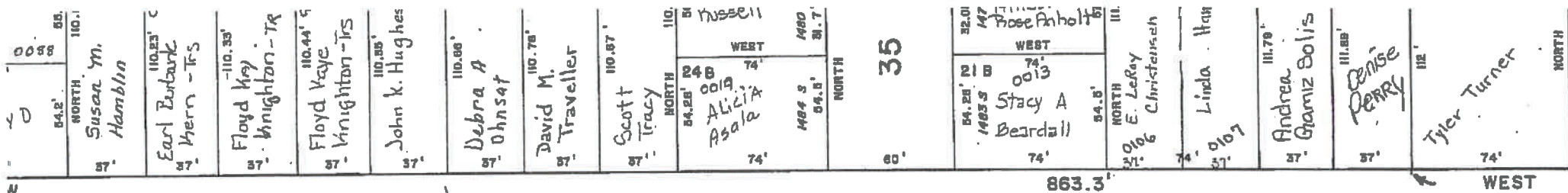
159 E

200 East (Highway 106)

LR-F









Planning Commission Staff Report June 20, 2019

Item 5: Conditional Use Permit for Lot Smith Statue

Public Hearing:	Yes
Application No.:	C-8-19
Property Address:	110 N Main Street
Zoning Designation:	(OTR) Original Townsite Residential Zone.
General Plan Designation:	LDR: Low Density Residential
Area:	0.23
Number of Lots:	1
Property Owner:	Farmington City
Applicant:	Val Halford

Request: *Applicant is requesting a conditional use permit approval for a statue to be placed at the Farmington Historical Museum.*

Background Information

Val John Halford approached the City Council on April 16, 2019 about the placement of a statue of Lot Smith in Farmington, sculpted by Kathy Smith. Kathy is the wife of the late Bert Smith, grandson of Lot Smith. According to the minutes, Lot was a pioneer and statesman from New York who converted to LDS Church and joined the Mormon Battalion. He came to Farmington in 1849 and assisted with the development of the rock church on Main Street among other things. He is buried in the Farmington City Cemetery. He also served as the first sheriff of Davis County and the union army. Lot died in 1892. His grandson, Bert commissioned the statue to be made three years before his passing. Kathy believes Farmington is the property place for the statue to reside due to Lot Smith's history here. The Mayor and City Council have selected the front yard of the Farmington Historical Museum on Main Street as the ideal location for the statue. Council Member, Doug Anderson said he thinks the location is a great spot right along the Festival Days parade route where it is easily seen by citizens.

Suggested Motion

Move that the Planning Commission approve the conditional use permit subject to all applicable Farmington City ordinances and development standards

Findings for Approval

1. The purposed use at the location is desirable for the community.
2. It is compatible with other monuments on site.
3. The donation of the statue is an asset to the community and is a symbol to the community of Farmington's history.
4. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
5. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.

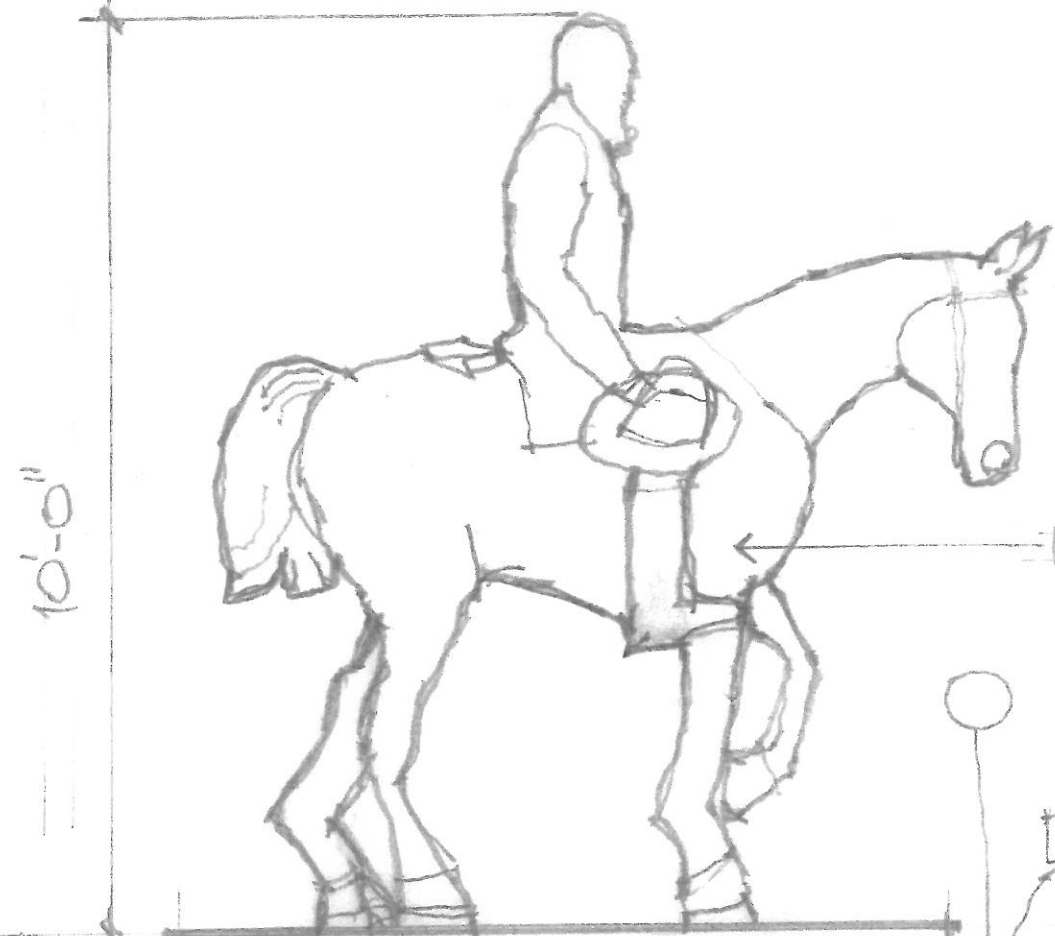
Supplemental Information

1. Vicinity Map
2. Statue and Site Plan
3. City Council Minutes 4.16.19
4. Journal Entry Lot Smith

Applicable Ordinances

1. Title 11 Chapter 8: Conditional Uses





10'-0"

2'-0" 1'-0"

BRONZE BASE

LOT SMITH

CONC. FDN. WALL

CONC. FOOTINGS

WEST ELEVATION

1/2" = 1'-0"

119.14 FT.

81.20 FT.

PROPERTY LINE

CURB & GUTTER

DRIVEWAY

SIDEWALK

OLD FARMINGTON CITY HALL

EXISTING CONIF

EXISTING CONIF

LOCATION OF STATUE
CANNON MONUMENT

SPRINTS TO BE RELOCATED

PLANTING STRIP



SITE PLAN

1" = 16'-0"

MAIN STREET

LOT SMITH STATUE

116 NORTH MAIN STREET
30 MAY 2019

100 NORTH

proposed expansion is designed to meet only the needs of the Davis County jail and no other institutions.

Mayor Jim Talbot asked how long medical patients stay in the medical facility on average.

Chief Deputy **Arnold Butcher**, 1154 W. 2600 N., Clinton, UT came forward and said an average would be difficult to determine since they are having to treat things in regular cells that would be better treated in the medical unit because there is no space. They have treated medical patients from a matter of hours, to as long as a year.

Doug Anderson Asked what the next step is and how the public will be made aware of the project.

Curtis Koch said that working with the City Council is part of their process as City Council is a public meeting. **Shane Pace** said the jail will have to apply for a conditional use permit with the Planning Department because of the size of the project. That will alert the public to the project because it will be a public hearing in an upcoming planning commission meeting.

Doug Anderson asked what the projected operational cost would be. **Kelly Sparks** said it will be minimal because they already have enough staff, they just don't currently have the space.

Brett Anderson asked how, as a City Council, they can approach the unavoidable comments from the public saying that the City and County are expanding the jail capacity. **Kelly Sparks** said it needs to be made clear that there is no need to increase the capacity, only provide more medical treatment facilities to the existing number of inmates.

Cory Ritz asked about the construction access. Because it is secluded, can it be of little effect to the public while construction is happening?

Kelly Sparks said yes, one good thing about the proposed location is that it is not obvious to the public, eliminating some of the concern from passers-by.

Rebecca Wayment appreciates that their operational capacity is less than their number of beds. She asked if the proposed 26 medical bed expansion supplies a buffer, or if it only meets the minimum need of the jail. **Kelly Sparks** said they don't expect those beds to be full all the time. They are planning for possible future growth and providing extra coverage.

County Commissioner Bob Stevenson spoke. He said it is a sad realization that the need for additional medical facilities has become necessary at the jail due to increased drug and alcohol use demographics. It is important to plan for the future and treat these medical needs appropriately.

NEW BUSINESS:

Lot Smith Statue Proposal

Shane Pace introduced Val Halford from the Wasatch Front Regional Council, Stan Watts who sculpted the statue, and Kathy Smith. Kathy is the wife of the late Bert Smith, grandson of Lot Smith.

Val John Halford 134 E. Steed Ct, Farmington, UT discovered that a statue had been made of Lot Smith. Lot was a pioneer and statesman from New York who converted to the Mormon Church and joined the Mormon battalion. He came to Farmington Utah in 1849 and assisted in the development of the rock

church on Main Street among many other accomplishments. He is buried in the Farmington City Cemetery.

Kathy Smith 2105 W. 250 N. Marriot-Slaterville, UT – Said that Lot was the first sheriff of Davis County and served in the union army. Lot died in Arizona in 1892. Kathy's late husband Bert is the paternal grandson of Lot Smith. Bert commissioned the statue to be made three years before he passed away, which was sculpted by Stan Watson. Kathy believes that Farmington is the proper place for the statue to reside due to Lot Smith's history here.

Sculptor **Stan Watson** 742 W. Sunny River Rd. Taylorsville, UT sculpted the Lot Smith Statue among many other sculptures of historical figures. Has been told that Lot is his best piece. He believes Farmington is an appropriate place to put the statue because Lot Smith was the first Sherriff here and lived here. Among other accomplishments, he helped build the rock church. At this time they are looking for a place for the statue to reside where people can enjoy it and learn about Lot's life and his significance in local history.

Shane Pace said that in talking with Dave Petersen, the place that has been selected is on Historic Main Street in the front yard of the Farmington Museum, next to the cannon statue. Brigham Mellor is applying for a grant with Rocky Mountain Power to pay for a stand to put it on. **Doug Anderson** said that he thinks that is a great spot right along the Festival Days parade route where it is easily seen by citizens.

SUMMARY ACTION:

(Items listed are considered routine in nature and will be voted on in mass unless pulled for separate discussion)

1. Approval of Minutes from March 5, 2019
2. Approval of Minutes from March 19, 2019
3. Economic Development Travel 2018/2019
4. Farmington Brownstones Subdivision Improvements Agreement
5. Sydney's Corner Subdivision Improvements Agreement
6. The Meadows at City Park Phase 2 Subdivision Improvements Agreement
7. Arbinger Office Building and Park Lane Commons Office Park Phase 1 Subdivision Improvements Agreement
8. Glovers Lane Sidewalk Bid – MC Green & Sons
9. Lund Lane Interlocal Reimbursement Agreement
10. Arbor Day Proclamation

Brett Anderson abstained from voting on item #5 due to professional a relationship with the applicant(s). **Rebecca Wayment** abstained from item #7 due to a professional relationship with the applicant(s). **Cory Ritz** motioned to approve the summary action list. **Doug Anderson** seconded the motion, which was approved.

Alex Leeman entered the public meeting.

FROM THE JOURNAL OF **LOT SMITH**

Lot Smith was born in May 1830 in Williamstown, Oswego County, New York, to William Orville and Rhoda Hough Smith, the fifth of twelve children. In late 1835 or early 1836 William and Rhoda invited LDS missionaries to teach them the restored gospel, which they accepted. By 1837 they had joined the body of Saints in the Nauvoo area. Lot effectually grew up in the Church, and at age sixteen, became the youngest member of the Mormon Battalion. He reportedly had to stand on tiptoe to meet the height requirement for enlistees.

When US troops under General Albert S. Johnston approached Utah Territory in the fall of 1857, twenty-seven-year-old Lot was appointed to lead a small LDS

militia assigned to harass the federal troops as they moved through

western Wyoming and into northern Utah—and, if possible, to discourage or delay their entering the Salt Lake Valley.

Smith's account of his militia's exploits also reveals much about its narrator: a young man of remarkable wisdom whose faith and courage more than compensated for his inexperience as a military commander. The following excerpts from Smith's journal begin with his receiving his militia assignment from Daniel H. Wells.

General Wells, looking at me as straight as possible, asked if I could take a few men and turn back the trains that were on the road or burn them. I replied that I thought I could do just what he told me to. The answer appeared to please him and he accepted it, telling me that he could furnish only a few men, but that they would be sufficient, for they would appear many more to our enemies. As for provisions, none would be supplied as we were expected to board at the expense of Uncle Sam.

At 4 o'clock [a.m.], Oct 3d, we started, numbering forty-four men [and four officers, including Smith himself]. We rode nearly all night and early next morning came in sight of an ox train headed westward. I left half of my men to get breakfast with the others and proceeded to interview the bull-whackers [civilians hired by the government to drive supply trains for the Army]. On calling for the captain, a large fine-looking man stepped forward and gave his

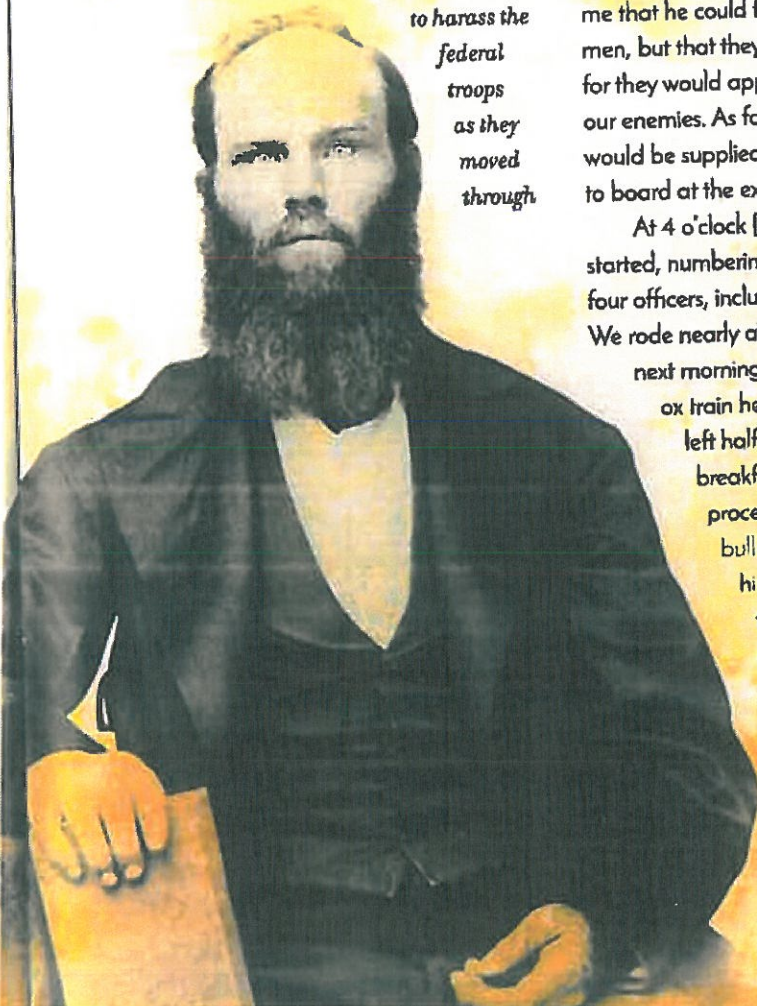
name as Rankin. I informed him that we wanted him to turn his train and go the other way until he reached the States. He wanted to know by what authority I presumed to issue such orders. I replied, pointing to my men, that *THERE* was part of it and the remainder was a little further on, concealed in the brush. He swore pretty strongly . . . ; however, he faced about and started to go east, but as soon as out of sight, would turn again towards the mountains.

US troops shortly came and took the supplies from this wagon train to protect them from Smith and his men.

Losing the opportunity to make much impression on Rankin's train, I thought something must be done speedily to carry out the instructions received [from Wells], so I sent Captain [Horton David] Haight with twenty men to see if he could get the mules of the [T]enth Regiment on any terms. With the remaining twenty-three men I started for Sandy Fork to intercept trains that might be approaching [from] that direction. On the road, seeing a large cloud of dust at a distance up the river, on the old Mormon road, I sent scouts to see what caused it. They returned, overtaking me at Sandy [Fork], and reported a train of twenty-six large freight wagons.

After traveling fourteen miles, we came up to the train, but discovered that the teamsters were drunk, and knowing that drunken men were easily excited and always ready to fight, and remembering my positive orders not to hurt anyone except in self-defense, we remained in ambush until after midnight.

I then sent scouts to thoroughly



examine the appearance of their camp, to note the number of wagons and men. . . . When they returned and reported twenty-six wagons in two lines a short distance apart, I concluded that counting one teamster to each wagon and throwing in eight or ten extra men would make their force about forty. I thought we would be a match for them, and so advanced to their camp.

As Smith and his men approached the camp, they discovered that there were two trains of twenty-six wagons each. But by placing his men in such a way that, in the darkness, it would appear there were more men than he actually had, he approached the first wagon train.

I inquired for the captain of the train. Mr. Dawson stepped

up and said he was the man. I told him I had a little business with him. He inquired the nature of it, and I replied by requesting him to get all of his men and their private property as quickly as possible out of the wagons, for I meant to put a little fire in them. He exclaimed, "For God's sake, don't burn the trains." I said that it was for His sake that I was going to burn them, and pointed out a place for his men to stack their arms, and another where they were to stand in a group, placing a guard over both.

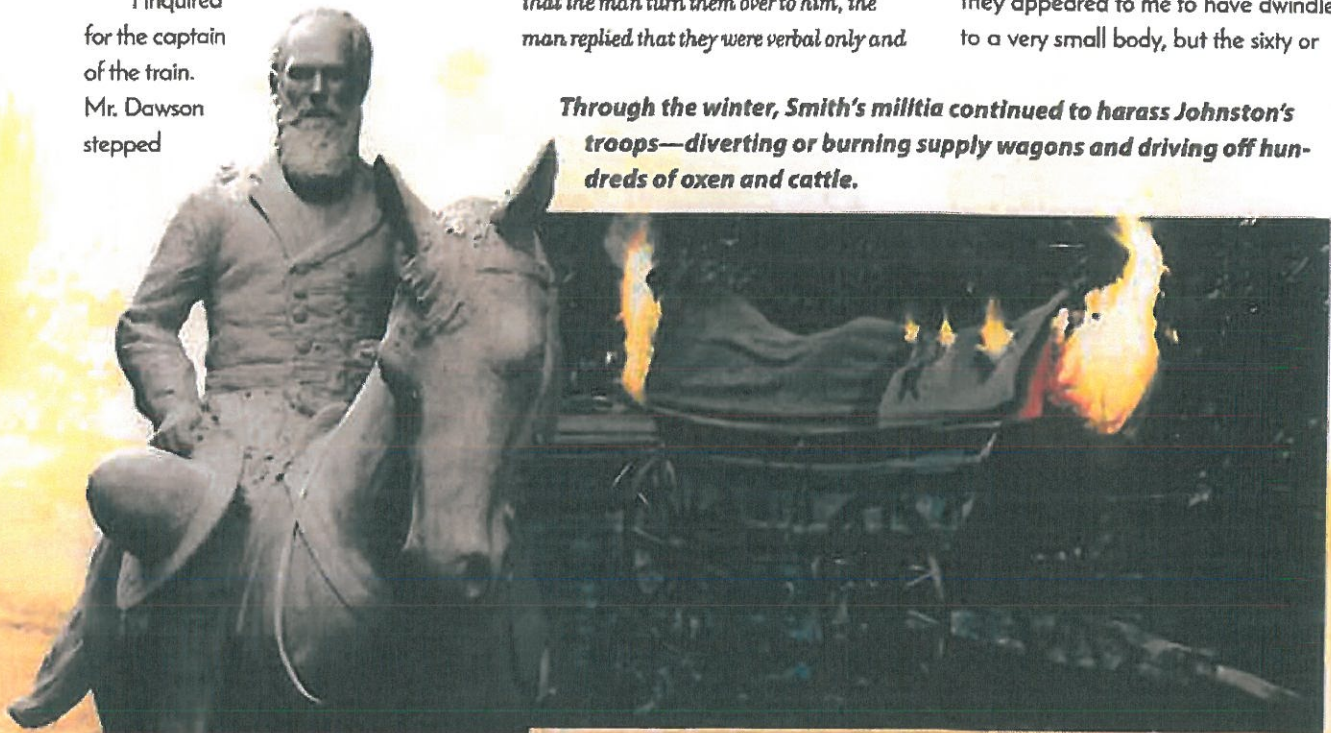
At this moment, Smith is interrupted by a man claiming to be a messenger from yet another supply train, saying that he had dispatches. When Smith demanded that the man turn them over to him, the man replied that they were verbal only and

that he had no written messages to share.

I told him that if he lied to me, his life was not worth a straw. He became terrified; in fact, I never saw a man more frightened. The weather was a little cool, but his jaws fairly clattered. . . .

While I was [thus] engaged with the first train, a guard of the second train came down to see what was going on. I told him to go back and not move and that I would be up soon and attend to them. My scout said, afterwards that when the guard returned he squatted down by a wagon wheel and never moved until I came up. . . . By [this] time I had my men scattered out, guarding the different interests, [and] they appeared to me to have dwindled to a very small body, but the sixty or

Through the winter, Smith's militia continued to harass Johnston's troops—diverting or burning supply wagons and driving off hundreds of oxen and cattle.



Lot Smith's service in the US military began when he joined the Mormon Battalion at age 16. During the first days of the Civil War, Smith was appointed by Pres. Abraham Lincoln to command a volunteer unit assigned to guard vital telegraph lines across Wyoming and northern Utah. Utah sculptor Stan Watts has nearly completed a stunning life-size monument of Lot Smith that was commissioned by Kathy Smith, the wife of the late Bert Smith, a grandson of the famous pioneer.



Known as the Mormon Flat Breastworks, a line of fortifications were built in the cliffs in 1857 at the mouth of Little Emigration Canyon, Morgan County, Utah. Twenty-five hundred Mormon volunteers wintered in Echo Canyon and East Canyon and at Mormon Flats, building defenses to confront Johnston's Army.

seventy prisoners (for with extras, the prisoners numbered that many) never discovered it. . . .

When all was ready, I made a torch, instructing my Gentile follower [that is, one of the "prisoners" from among the members of the supply train] to do the same, as I thought it was proper for the Gentiles to spoil the Gentiles. Out of respect to the candor poor Dawson had showed, I released him from going with me when we fired the trains. . . . We rode away leaving the wagons all ablaze.

Through the winter of 1857–8, Smith's militia continued to harass Johnston's troops and the wagon trains that supplied them, diverting or burning supply wagons and stealing a large herd of cattle. There would never be an actual armed confrontation between Smith's militia and federal troops, although in early 1858, there was a close encounter with a 300-troop unit in Echo Canyon. But Smith's men were able to evade the unit and return to the Valley safely. Indeed, the only gunshot wounds received by members of Smith's militia

were accidental, the result of a single shot from a misfired weapon: the ball shattered the thigh bone of Orson P. Arnold, grazed the side of Philo Dibble's head, and went through Samuel Bateman's hat. This accident was unfortunate for two reasons: it seriously injured Arnold, and it occurred just as a US cavalry was nearly upon them.

Arnold . . . fell with his leg under him, the jagged points of the broken bone sticking out, while the blood streamed from the awful wound. It looked as though he would bleed to death in five minutes. We laid our hands upon him according to the Order of the Church, and asked our Father to preserve him, for we knew that we could not.

While engaged setting the broken bone, a picket guard came running into camp and reported two hundred cavalry close upon us. Under the circumstances, nothing could have produced greater consternation. One of the men moved that we surrender. I told them that I would say when to do that. He then proposed that we run. I replied

that I would kill the man that made that motion. Then I made my first war speech. I told the men that we were not out here of our own choice, on our own business. Our people and their rights were being assailed. It was the Lord's work that we were engaged in, and we were called by Him to protect our homes and our religion. If He suffered those troops to come near us, we would trust in Him and whip them, no matter about their numbers. The boys gathered around me and said that I had spoken right, that they would stand by me if I would stand.

Undetected by the cavalry, Smith and his men would end up carrying the injured Arnold thirty miles in a hammock on a pole, miraculously finding necessary water sources on the high deserts of Wyoming and eventually leaving Arnold with "mountain men" who nursed him back to health while Smith and the rest of his company continued their assignment. All returned to the Valley the following spring.

Lot Smith completed other assignments at the request of Church leaders, including important groundbreaking work in the settlement of Arizona. He was killed in an Indian ambush of Saints at Tuba City, Arizona, at the age of 62, in 1892. He was buried near his cabin.

After Smith's remains were excavated and reburied in Farmington in 1902, many friends and dignitaries attended a memorial service in his honor. James Sharp, a fellow militia member, declared, "I have this to say of my Commander: there lies a man who knew no fear. With his men he was gentle as a woman and as brave as a lion." And President Joseph F. Smith said, "He was a generous, noble-hearted man, and history will record the fact that Lot Smith was one of the notable figures of the past." ■